

178.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

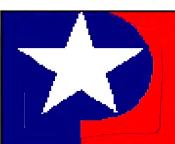
738,100 / 738,100

USE VALUE:

738,100 / 738,100

ASSESSED:

738,100 / 738,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
110		DOW AVE, ARLINGTON

Legal Description		User Acct
		121095
GIS Ref		
GIS Ref		
Insp Date		07/31/18
07/31/18		

OWNERSHIP

Unit #:

Owner 1: JADUL JOANNE M /TRUSTEE	
Owner 2: 110 DOW AVE TRUST	
Owner 3:	

Street 1: 110 DOW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JADUL JAMES W & JOANNE M -

Owner 2: -

Street 1: 110 DOW AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Vinyl Exterior and 2039 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6230	Sq. Ft.	Site			0	70.	0.97	7									424,831						424,800	

PREVIOUS ASSESSMENT										Parcel ID	178.0-0008-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	313,300	0	6,230.	424,800	738,100		Year end	12/23/2021		
2021	101	FV	313,300	0	6,230.	424,800	738,100		Year End Roll	12/10/2020		
2020	101	FV	313,300	0	6,230.	424,800	738,100		738,100 Year End Roll	12/18/2019		
2019	101	FV	265,100	0	6,230.	424,800	689,900	689,900	Year End Roll	1/3/2019		
2018	101	FV	265,100	600	6,230.	358,100	623,800	623,800	Year End Roll	12/20/2017		
2017	101	FV	265,100	600	6,230.	327,700	593,400	593,400	Year End Roll	1/3/2017		
2016	101	FV	265,100	600	6,230.	279,200	544,900	544,900	Year End	1/4/2016		
2015	101	FV	241,700	600	6,230.	242,800	485,100	485,100	Year End Roll	12/11/2014		

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
JADUL JAMES W &		1288-18	8/17/2004	Family		1	No	No					
		877-26	7/7/1976			61,000	No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/28/2016	1186	Siding	20,211					composite siding	7/31/2018	MEAS&NOTICE	CC	Chris C											
2/1/2013	144	Redo Bat	16,000	C					5/22/2013	Info Fm Prmt	EMK	Ellen K											
6/24/1999	372	Redo Kit	2,500					REMODEL KITCHEN	3/12/2009	Inspected	372	PATRIOT											
									11/24/2008	Measured	345	PATRIOT											
									1/4/2000	Mailer Sent													
									12/27/1999	Measured	163	PATRIOT											
									12/1/1991		PM	Peter M											

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Good			PDAS.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1														
Color: TAN				A Kits:	Rating:																	
View / Desir:				Fpl: 2	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1963	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct: G14	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall				Functional:		%		Interior:		1	5	3										
Sec Int Wall:		%		Economic:		%		Additions:														
Partition: T - Typical				Special:		%		Kitchen: 1999														
Prim Floors: 3 - Hardwood				Override:		%		Baths:														
Sec Floors:		%		Total:	18.6 %			Plumbing:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 95.00				Heating:														
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:														
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals														
Insulation: 2 - Typical				Adj \$ / SQ: 128.237				1	5	3												
Int vs Ext: S				Other Features: 105216																		
Heat Fuel: 2 - Gas				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC: 100			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 384853																		
% Com Wal	% Sprinkled			Depreciation: 71583																		
				Depreciated Total: 313271																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0008-0004.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101										
More: N				Total Yard Items:				Total Special Features:				Total:										